





# **GOLDCREST HOUSE COLD ASH HILL COLD ASH RG18 9NX**

- Newbury 5 miles
- Thatcham station 3 miles
- A34 4.5 miles

Entrance hall · cloakroom · sitting room · kitchen/breakfast/dining room · utility · study · master bedroom with en suite · second bedroom with en suite · 2 further bedrooms · family bathroom · integral double garage · garden · paddock · in all 1.7 acres · Energy Rating C

## **SITUATION**

Goldcrest House is situated at the rear of a quiet cul-de-sac of just four village houses. The property has the advantage of backing onto its own land and also has the view over the surrounding countryside. Cold Ash is a well regarded village about 4 miles northeast of Newbury. Much of the surrounding countryside is wooded which provides attractive walks. Communications from here are very good, both by road and rail. The A4, A34 and M4 are all easily accessible and the mainline rail service into London (Paddington) can be picked up either in Newbury or at Thatcham. The village with pub, post office and church, is also well served for schools with a popular primary school in the village, and easy access to well respected secondary schools and prep and senior independent schools.

## **DESCRIPTION**

Goldcrest House was built by a reputable local developer called Rivar, and was constructed in 2013. The house has been well designed with the accommodation radiating around an impressive central entrance hall on the ground floor, and a large first floor landing. Rivar are known for building to a high specification with quality fixtures and fittings throughout and the property benefits from gas fired underfloor heating on the ground floor and traditional radiators on the first floor.

**A RARE OPPORTUNITY. A SPACIOUS AND BEAUTIFULLY PRESENTED MODERN VILLAGE HOUSE WITH THE BENEFIT OF A GARDEN AND Paddock OF 1.7 ACRES.**





The property is currently in 'show house' condition and offers a number of features including a large kitchen/family/dining room to the rear of the house with French doors leading out to the garden.

### OUTSIDE

Shortly after moving to the property the vendors then bought an area of the adjoining field so the house now has an area of garden together with a large area of level paddock. The garden, is a good size for a modern house, and has two sheltered paved terraces beyond which there is a large area of lawn from where there is a gate providing direct access into the paddock. The land can also be accessed from a side gate via a separate access which will allow machinery and livestock into the paddock. The paddock is all grass and is fully enclosed by good quality post and rail fencing. The rear garden and paddock land has a very open south/west facing aspect and in total it amounts to 1.7 acres. The house also benefits from a double integral garage.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, gas fired central heating

**Local Authority:** West Berkshire Council – 01635 551111

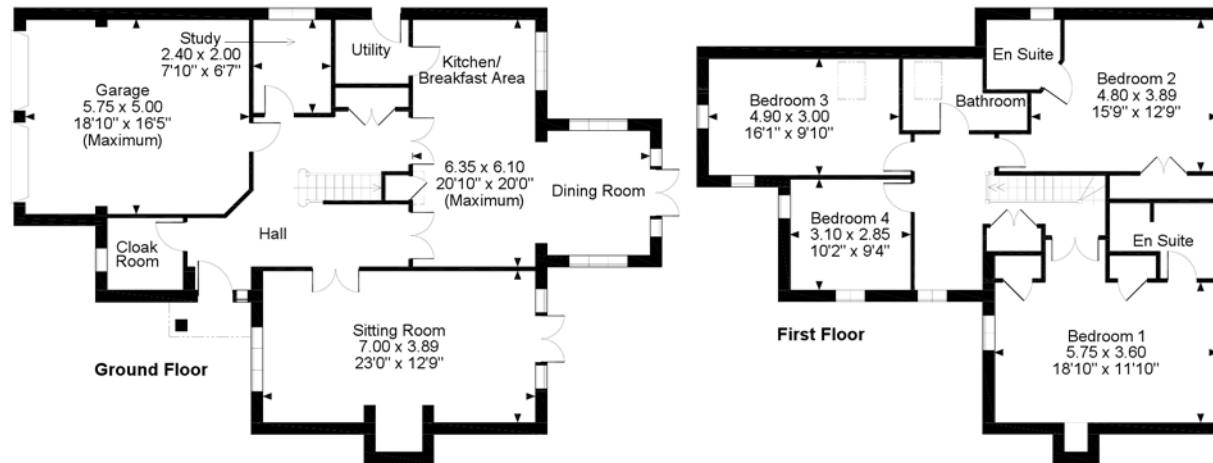
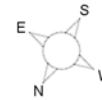
**Council Tax:** Band G

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** From Newbury take the A4 to Thatcham, at the Garden Centre take the second exit onto Tull Way, follow the road and at the first roundabout bear left and left again at the second roundabout following the signs to Cold Ash. On entering the village take the second turning left into a small close of four new build properties. After turning into the brick laid drive continue on the left hand side where Goldcrest House will be seen immediately ahead.



**Goldcrest House, Cold Ash Hill, Cold Ash, Thatcham**  
**Approximate Gross Internal Area**  
**Main House = 2,034 sq ft / 189 sq m**  
**Garage = 307 sq ft / 29 sq m**  
**Total = 2,341 sq ft / 218 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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